159.0	0011	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	766,400 /	766,400
USE VALUE:	766,400 /	766,400
ASSESSED:	766,400 /	766,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHANDA JOHN L-PATRICIA L
Owner 2:	
Owner 3:	
Street 1:	52 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2366 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	346,400		420,000	766,400
Total Card	0.138	346,400		420,000	766,400
Total Parcel	0.138	346,400		420,000	766,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.87 | /Parcel: 323.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106263
GIS Ref	
GIS Ref	
Insp Date	05/23/18

!12468!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,400	0	6,000.	420,000	766,400		Year end	12/23/2021
2021	101	FV	335,800	0	6,000.	420,000	755,800		Year End Roll	12/10/2020
2020	101	FV	335,900	0	6,000.	420,000	755,900	755,900	Year End Roll	12/18/2019
2019	101	FV	253,300	0	6,000.	420,000	673,300	673,300	Year End Roll	1/3/2019
2018	101	FV	253,300	0	6,000.	354,000	607,300	607,300	Year End Roll	12/20/2017
2017	101	FV	253,300	0	6,000.	324,000	577,300	577,300	Year End Roll	1/3/2017
2016	101	FV	253,300	0	6,000.	276,000	529,300	529,300	Year End	1/4/2016
2015	101	FV	247,100	0	6,000.	240,000	487,100	487,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:49:54

LAST REV

Date	Time
06/18/18	15:10:30

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12468

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13741-582		7/1/1979		39,000	No	No		Y

USER DEFINED

Prior Id # 1:	106263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Measured	345	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29338229
Const Adj.:	0.98990101
Adj $ / SQ:	166.442
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425517
Depreciation:	79146
Depreciated Total:	346371

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

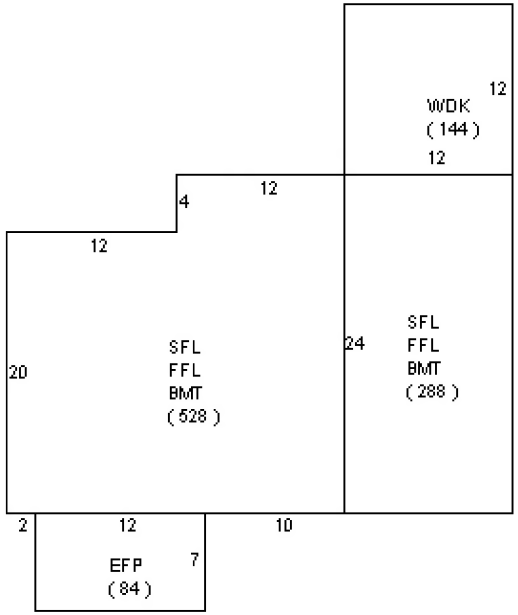
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.44
Special Features:	0	Val/Su Net:	129.45
Final Total:	346400	Val/Su SzAd	212.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	79.140	64,581
FFL	First Floor	816	166.440	135,816
SFL	Second Floor	816	166.440	135,816
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:			2,676	Total:	343,017
Size Ad	1632	Gross Area	2676	FinArea	2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1995	0.00	T	19.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

159.0-0011-0016.0